

\$1,725,000 - 3611 13 Street Sw, Calgary

MLS® #A2270189

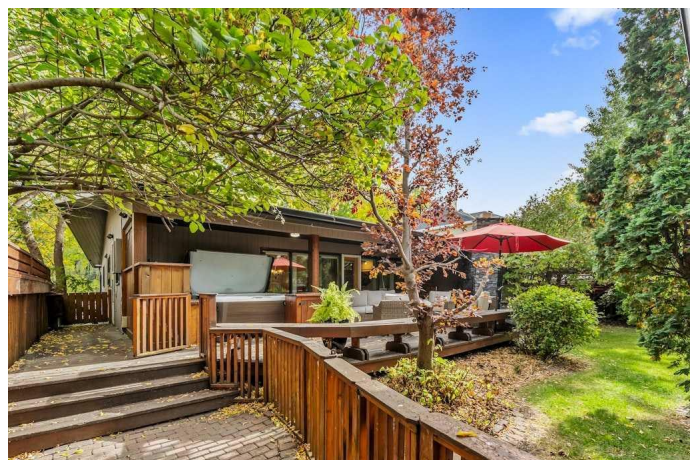
\$1,725,000

5 Bedroom, 3.00 Bathroom, 2,120 sqft

Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

Welcome to this spacious mid-century bungalow offering over 2,100 sq. ft. single level living space with an additional 1928 of space in the lower level, ideally situated on a 62' x 125' west-facing backyard in one of Calgary's most sought-after inner-city communities Elbow Park. This 1950s classic features a Rundle rock exterior, a single attached garage, and a detached double garage with convenient alley access. Because of the great square footage, all the rooms are generous in size. Inside the home you'll find three bedrooms on the main level and two additional bedrooms down, providing plenty of flexibility for family or guests. Both main-level bathrooms have been beautifully renovated, while the large kitchen offers exceptional cupboard space and a convenient side-entry laundry and storage area. The formal living and dining rooms showcase floor-to-ceiling windows overlooking the stunning west backyard, complete with a spacious deck, outdoor fireplace, and hot tub—perfect for entertaining or relaxing. In addition to these rooms there is also a main floor family room with a fireplace and loads of built-ins. The lower level is fully developed with a massive family and recreation area, two additional bedrooms and a 3 piece bathroom providing ample room for future customization. Outdoors, the mature landscaping, perennial gardens, and Gemstone lighting create an inviting



private retreat. Just a 20-minute walk to the Glencoe Club and a 10 minutes walk to the Marda Loop, and 5 minutes to River Park, this exceptional home offers a Walk Score of 83 and a Bike Score of 84—the perfect blend of character, comfort, and location.

Built in 1956

Essential Information

MLS® #	A2270189
Price	\$1,725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,120
Acres	0.18
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3611 13 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3R2

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Single Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Bookcases
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Appliances	Dishwasher, Dryer, Garburator, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Gas Range
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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